



FEES:

Application \$150.00

Public Notice: 75.00 per submission

Abutters @ _____ X \$7.00 each= _____

Other _____

Total Received: \$ _____ Cash _____ Check# _____

Date Received _____

SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION IN WETLAND BUFFER

TOWN OF BARRINGTON

PO Box 660; 333 Calef Highway

Barrington, New Hampshire 03825

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, but rather only by a special use permit. A public hearing is required.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

-If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.

-If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes _____ No _____

Name of Project The Yellow Dog's Barn

Address of Property 136 Old Concord Turnpike (NH Route 4)

Tax Map 270 Lot 71 Zoning District(s) Regional Commercial Overlay _____ Total Area of Site 1.16 Ac.

Name of Applicant/Agent Barry Gier, Jones & Beach Engineers, Inc.

Mailing Address of Applicant/Agent PO Box 219, Stratham, NH 03885

Telephone: (603) 772-4746

Email: bgier@jonesandbeach.com

Fax: (603) 772-0227

Name of Property Owner Holly Grant, The Yellow Dog Barn, LLC

Mailing Address of Property Owner 136 Old Concord Turnpike, Barrington, NH 03825

Telephone: (603) 868-3647

Email: info@theyellowdogsbarn.com

Fax: (603) 868-3640

Letter of Authorization Provided Yes

Signature of Owner [Signature] for Holly Grant

Deed Provided Yes

LAND USE OFFICE

Revised 7/24/2012

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Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

The existing property contains a single building with associated gravel parking. The existing building is utilized as a dog daycare.

Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.

The applicant proposes to construct a 936 SF building for use as dog kennel with a one-bedroom apartment above. 550 SF of permanent buffer impact is required for the construction of the septic system fill slope, parking lot revisions, and construction of a walk way to the proposed building. 646 SF of temporary buffer impact is required for construction access to the proposed construction area.

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

Dog kennel is not specifically listed as a use in Table 1. Similar uses, boarding of horses, daycare and veterinary offices are allowed in the Regional Commercial District.

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

Impact for parking lot is required due to the location of the existing parking lot. Impact for septic system is required due to setbacks from existing structures and well.

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

The proposed impacts have been located as distant from the existing wetland as possible and existing impacts have been reduced where possible.

4. Appropriate erosion control measures must be in place prior to and during construction.
Silt fence is shown around all areas of impact.

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

A note to this effect has been added to the plans.

6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

No decrease in water quality is expected due to the proposed construction. An infiltration trench is proposed to mitigate the increase in stormwater discharge.

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I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

Randy W. Gira 1/16/13
Applicant/Agent Signature Date

Owner Signature Date

Owner Signature Date

Staff Signature Date

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